



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

ZONING ADMINISTRATOR
AGENDA
June 6, 2007

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Board Chambers, Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 581-6280. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

1:30 P.M.

PVAAT2007 0135, JESSICA SWEDELIUS

SB

Applicant requests a variance to the front setback requirement of 45 feet from centerline to allow for a setback of 33 feet and to the side setback requirement of 5 feet, allowing for a setback of 3 feet in order to bring into compliance an existing deck.

APPROVED

SUBJECT PROPERTY (AP# 090-243-016) comprises 9,571 sq. ft., is in Plan area Statement 031 - Brockway Residential and is located at 220 Park Lane in the Brockway area.

1:45 P.M.

PVAAT2006 0704, Walton Design for Kristina Berstrand

JE

The applicant is requesting a setback from the front property line, adjacent to Indian Trail Road, of 1 foot to the eaves and 4 feet to the garage portion of a new residential structure where 20 feet is required by the Squaw Valley General Plan zoning setback.

APPROVED

SUBJECT PROPERTY (AP# 096-271-014) comprises 19,596 square feet, is Zoned LDR DF=4, Squaw Valley General Plan, and is located at Lot 7 Indian Trail Road at the intersection of Squaw Valley Rd..

2:00 P.M.

SW

APPROVED

PVAAT2007 0247, Four J's Investments, LLC

The applicant is requesting a variance for the consideration of a reduction to the front yard setback for an extension to the existing garage, addition of a second story of living area above the existing garage and extend the existing covered walkway towards the driveway.

SUBJECT PROPERTY (AP# 091-153-006) comprises 0.36 acres, is in Plan Area Statement 014 – Cedar Flat Residential, and is located at 4598 North Lake Boulevard. The property is located approximately one mile south of Carnelian Bay.

2:15 P.M.

SW

CONT'D TO

6/21/07 1:15 PM

in Auburn

PVAAT2007 0248, Deniz and Ayshe Tuncer

The applicant is requesting a variance for the consideration of a reduction to the front yard setback for the construction of a two-car garage with living space below and for a four-foot high fence within the front yard setback.

SUBJECT PROPERTY (AP# 093-083-014) comprises 14,524 square feet, is in Plan Area Statement 010 – Dollar Point, and is located at 3436 Edgewater Drive in the Tahoe City area.

2:45 P.M.

SW

APPROVED

MODIFIED

PVAAT2007 0211, NICOLE ROBICHAUD & DON WILCOX

Applicant requests approval of a variance for the consideration of a reduction to the required front yard setbacks for the construction of a 6-foot high solid wood fence. The parcel is a corner lot and contains two front yard setbacks, therefore, the applicants are requesting a setback of 3.2-feet from the property line of McKinney Rubicon Springs Road and a setback of 2.8-feet from the property line of McKinney Creek Road.

SUBJECT PROPERTY (AP# 098-280-006) comprises of 10,498 square feet, is located within Plan Area Statement 156 Chambers Landing / Chamberlands Residential, and is located at 575 McKinney Rubicon Springs Rd. on the corner of McKinney Creek Rd. in the Tahoma area.